









welcome to

Grafton Street, Hull

Situated two minutes away from local amenities, this property is the perfect opportunity for investment and has great potential













Entrance Hall

Double glazed entrance door to the front and picture window to the lounge.

Lounge/ Diner

26' 8" x 12' 11" (8.13m x 3.94m)

Double glazed bay window to the front, double glazed window to the rear, gas fire, two radiators, storage cupboard, coving to the ceiling, two decorative ceiling roses and stairs to the first floor.

Kitchen

18' max x 8' 2" max (5.49m max x 2.49m max) Fitted kitchen with a range of wall and base units, work surfaces, space for cooker, space for fridge freezer, 1 1/2 sink, plumbing for an automatic washing machine, boiler, radiator, access to the loft, window to the side and patio style doors to the side.

Landing

With access to boarded loft space with skylight window.

Bedroom 1

12' 11" x 11' 4" (3.94m x 3.45m)

Double glazed window to the front, alcove storage and a radiator.

Bedroom 2

11' 5" max x 10' max (3.48m max x 3.05m max) Double glazed window to the rear, built in wardrobe and a radiator.

Bedroom 3

8' x 10' 5" (2.44m x 3.17m) Window and a radiator.

Bathroom

Bathroom with bath with mixer taps, low level W/C, pedestal wash hand basin, extractor fan, radiator and window to the side.

Front Garden

Low maintenance front garden with fence surround.

Rear Garden

Lawned rear garden.





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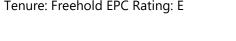
Grafton Street, Hull

- **Excellent Investment Opportunity**
- To Be Sold With Tenant In Situ
- Spacious Open Plan Living Space
- Close To Hull University
- Close To Local Amenities

Tenure: Freehold EPC Rating: E

offers over

£100,000







directions to this property:

See below map for property location, for further information

please contact the Residential Sales Team on 01482 447748.





view this property online williamhbrown.co.uk/Property/NEA119632



Property Ref: NEA119632 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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